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**Z-2507**  
**OWENMARIE, LLC**  
**R1 to NB**

**STAFF REPORT**  
**September 13, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is also the owner of the property, and is represented by attorney Jason Ramsland of Ball Eggleston, is requesting rezoning of a two acre tract from R1 (single-family residential) to NB (neighborhood business). The petitioner would like to locate a small beauty shop (SIC 723) at the site.

The property, which abuts Munger Park, is located on the north side of Union Street, between Melody Lane and Longacre Drive, more specifically 3512 Union Street, Lafayette, Fairfield 22 (NE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

This tract is currently zoned R1 as is land to the east and west. To the north and south across Union Street properties are zoned I3. Industrial zoning on the south side of Union Street is the result of many piecemeal rezones over the years (Z-979, 1066, 1240, 1407, and most recently Z-1874 in 1999). However, the north side of Union Street from the railroad tracks to just west of the Creasy Lane intersection, has remained solidly residential.

**AREA LAND USE PATTERNS:**

This site currently supports a single-family home. A large grass field is located to the rear of the house. Single-family homes are east and west of the site. North of the site is Munger Park and a PSI energy station. South across Union Street are several businesses and a few homes that gain access off of Union Street.

**TRAFFIC AND TRANSPORTATION:**

Union Street is a four-lane primary arterial with average daily traffic of 10,784 vehicles per the last traffic study done in 2007; traffic has likely increased in the last five years. A beauty shop would be required to provide one paved parking space per 200 square feet of gross floor area.

Petitioner would need a commercial drive permit as part of the redevelopment of this site from the Lafayette City Engineer's office. This area of Union Street has multiple driveway entrances in a short linear distance making turning movements especially difficult: in fact, within the 1700' along Union Street between US 52 and 36<sup>th</sup> Street there are 21 driveways.

**ENVIRONMENTAL CONSIDERATIONS:**

A "Type C" 20 foot buffer yard is required on NB land where it abuts R1. There is currently no buffer along either side of the site.

**STAFF COMMENTS:**

Petitioner is seeking a rezone from R1 to NB for a proposed beauty salon. The site in question supports a single-family home, as do the properties to the east and west. Union Street serves as a dividing line separating residential uses on the north side and non-residential uses with a mix of light industry and commercial on the south side.

While I3 zoning exists north of the lot, it is used as a public park: this adjacent use supports staff's position further of striving to locate residential uses in close proximity to public amenities. Even though the petitioner's proposed use, a beauty salon, fits into the intent of the NB zone staff believes that there are sufficient commercial properties in the area that would permit this use without disrupting existing residential uses and adding increased traffic to an area that has an overabundance of entrances on a heavily traveled road. Staff feels it is inappropriate to create a two-acre commercial site surrounded by existing residences.

**STAFF RECOMMENDATION:**

Denial